

AUDUBON FOREST LOT 23
 OR 290 P 887 OR 386 P 669
 OR 395 P 545 OR 445 P 801

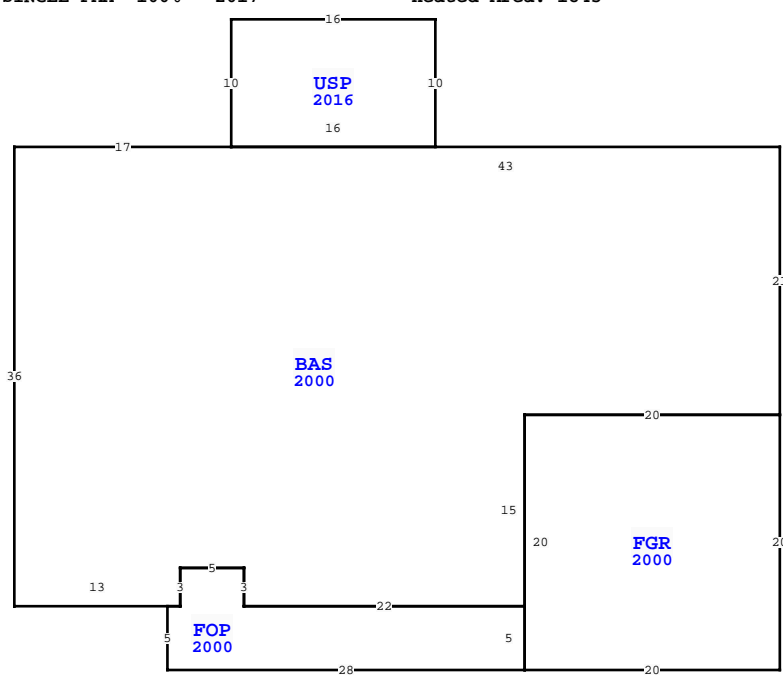
ALLEN DAVID JOSHUA/ALLEN DANIELLE CRISTINA
 175 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-023

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
19	COMMON BRK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 90				
08	SHT VINYL 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
	Stories	0	100		
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA		10		
182.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100	2000	1,845	181,934
FGR	400	50	2000	200	19,722
FOP	155	30	2000	46	4,536
USP	160	40	2016	64	6,311
TOTALS	2,560			2,155	212,504

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,155	116.5000	121.74	262,350	2000	2004	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2017 Heated Area: 1845 HX Base Yr 2017													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		212,504	
TOTAL MARKET OB/XF VALUE		3,524	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		261,028	
SOH/AGL Deduction		80,823	
ASSESSED VALUE		180,205	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		125,205	
TOTAL JUST VALUE		261,028	
NCON VALUE		6,312	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,988	
FR 5YR CK 6/14/23; PU NEW TRAVERSE			
INCR EYB 2000-2004 PRMT OB21-000144			
5 YR PRCL CK, CHG CODE XFOB LN 2.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000144	RE-ROOF-CO	0	03/26/2021
2009772	MECH	0	09/22/2009
026783	N/A	0	07/19/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1010/0402	8/29/2016	WD Q	Q	I	01	175,000
GRANTOR: JOLLY ANDREW P & CATH						
GRANTEE: ALLEN DAVID JOSHUA						
0445/0801	6/05/2002	WD Q	Q	I		140,500
GRANTOR: ALLEN MELINDA & BARRY						
GRANTEE: JOLLY ANDREW P & CA						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	CONCRETE D	0	100	99	10	990.00	SF	6.60	6.60	100	2000	2000	3	20	1,307	
2	0955	PRIVACY FE	0	100	0	0	390.00	LF	16.50	16.50	100	2002	2002	3	0	0	
3	0211	CONCRETE W	0	100	58	3	174.00	SF	6.60	6.60	100	2000	2000	3	20	230	
4	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,090.00	2,090.00	100	2000	2000	3	57	1,191	
5	0940	OPEN SHED	0	100	20	12	240.00	SF	4.40	4.40	100	2007	2007	3	30	317	
6	0700	PORT BLDG	0	100	10	8	80.00	SF	8.80	8.80	100	2007	2007	3	68	479	
TOTALS																3,524	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							